

096.0

0004

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

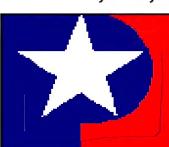
Total Card / Total Parcel

USE VALUE:

1,323,600 / 1,323,600

ASSESSED:

1,323,600 / 1,323,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAUS CRISTOPH & ANA B
Owner 2:	
Owner 3:	

Street 1:	86 COLUMBIA RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	GRAHAM GORDON C-ETAL -
Owner 2:	CROZIER JILL -

Street 1:	86 COLUMBIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474
Type:	

NARRATIVE DESCRIPTION

This parcel contains .437 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3294 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19020		Sq. Ft.	Site		0	70.	0.52	4									693,420						693,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							19020.000		628,800		1,400		693,400		1,323,600							
Total Card							0.437		628,800		1,400		693,400		1,323,600		Entered Lot Size					
Total Parcel							0.437		628,800		1,400		693,400		1,323,600		Total Land:					
Source:							Market Adj Cost		Total Value per SQ unit /Card:		401.87		/Parcel:		401.87		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	628,800	1400	19,020.	693,400	1,323,600		Year end	12/23/2021
2021	101	FV	563,200	1400	19,020.	693,400	1,258,000		Year End Roll	12/10/2020
2020	101	FV	562,900	1400	19,020.	693,400	1,257,700		Year End Roll	12/18/2019
2019	101	FV	415,100	1400	19,020.	693,400	1,109,900		Year End Roll	1/3/2019
2018	101	FV	415,100	0	19,020.	594,400	1,009,500		Year End Roll	12/20/2017
2017	101	FV	415,100	0	19,020.	554,700	969,800		Year End Roll	1/3/2017
2016	101	FV	415,100	0	19,020.	475,500	890,600		Year End	1/4/2016
2015	101	FV	405,100	0	19,020.	426,000	831,100		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		Parcel ID		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst Verif Notes
GRAHAM GORDON C	53203-539		7/15/2009		758,000	No	No
	21362-432		8/1/1991		200,000	No	No L

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/8/2019	1600	Dormers	149,300	O					5/27/2021	Permit Visit	DGM	D Mann											
12/12/2011	1616	Re-Roof	11,042	C					9/13/2018	Meas/Inspect	BS	Barbara S											
1/8/2008	15	New Wind	12,400			G9	GR FY09		6/2/2009	Meas/Inspect	189	PATRIOT											
									11/8/1999	Mailer Sent													
									10/15/1999	Measured	266	PATRIOT											
									12/1/1981		CM												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																			
Type: 6	Colonial			Full Bath: 1	Rating: Good																																																																																																																																																																																										
Sty Ht: 2A	2 Sty +Attic			A Bath: 2	Rating: Very Good																																																																																																																																																																																										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																																																																																										
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																																																																																																										
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																																																																																																																																																																																										
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																																																																																																										
Sec Wall: %				OthrFix:	Rating:																																																																																																																																																																																										
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID																																																																																																																																																																																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																																																																																																																																																																																							
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Alt LUC:		Alt %:		Total Units:				Lower																																																																																																																																																																																							
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Lump Sum Adj:				Name:				Baths: 1				HB: 1																																																																																																																																																																																			
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Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:				No Unit				RMS 10 BRS 5 FL																																																																																																																																																																																	
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 10 5																																																																																																																																																																																					
Sec Int Wall: %				Economic:	%	Additions:																																																																																																																																																																																									
Partition: T - Typical				Special:	%	Kitchen:																																																																																																																																																																																									
Prim Floors: 3 - Hardwood				Override:	%	Baths:																																																																																																																																																																																									
Sec Floors: %				Total: 10.8 %		Plumbing:																																																																																																																																																																																									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00		Electric:																																																																																																																																																																																									
Subfloor:				Size Adj.: 1.08089292		Heating:																																																																																																																																																																																									
Bsmnt Gar:				Const Adj.: 1.01989794		General:																																																																																																																																																																																									
Electric: 3 - Typical				Adj \$ / SQ: 143.312		Totals																																																																																																																																																																																									
Insulation: 2 - Typical				Other Features: 135250		1 10 5																																																																																																																																																																																									
Int vs Ext: S				Grade Factor: 1.21																																																																																																																																																																																											
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																																																																																																																																																																																											
Heat Type: 3 - Forced H/W				NBHD Mod:																																																																																																																																																																																											
# Heat Sys: 1				LUC Factor: 1.00																																																																																																																																																																																											
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Solar HW: NO	Central Vac: NO			Depreciation: 76128																																																																																																																																																																																											
% Com Wal	% Sprinkled			Depreciated Total: 628760																																																																																																																																																																																											
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:																																																																																																																																																																																			
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SFL	Second Floor	1,429	143.310	204,764	BMT	100	RRM			60 A																																																																																																																																																																																					
BMT	Basement	1,008	59.760	60,239	FFL	95																																																																																																																																																																																									
FFL	First Floor	1,008	143.310	144,459	EFP	100	FLA			100 A																																																																																																																																																																																					
EFP	Enclos Porch	310	36.720	11,384	UAT																																																																																																																																																																																										
UAT	Upper Attic	252	100.320	25,280	PAT																																																																																																																																																																																										
PAT	Patio	60	6.120	367	ENT																																																																																																																																																																																										
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